



## KITTERY TOWN PLANNING BOARD MEETING

Council Chambers – Kittery Town Hall 200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 - Fax: 207-439-6806 - [www.kittery.org](http://www.kittery.org)

**AGENDA for Thursday, October 13, 2016**

**6:00 P.M. to 10:00 P.M.**

### **CALL TO ORDER–ROLL CALL–PLEDGE OF ALLEGIANCE–APPROVAL OF MINUTES – 9/29/2016**

**PUBLIC COMMENTS** - Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. Those providing comment must state clearly their name and address, and record it in writing at the podium.

### **PUBLIC HEARING / OLD BUSINESS**

#### **ITEM 1 - 91 Route 236 – Major Modification to an Approved Plan – Final Review**

Action: Hold a Public Hearing approve or deny plan. Owner/applicant Arenhall Corp. requests approval for a plan modification to the 2014 approved plans to construct a single, 25,200 square foot building containing a self-storage business office and storage area located at 91 Route 236 (Tax Map 28, Lot 14-1) in the Commercial (C-2) Zone. Agent is Ken Wood, Attar Engineering.

### **NEW BUSINESS**

#### **ITEM 2 – 450 U.S. Route 1 – Sketch Plan Review**

Action: Accept or deny application. Schedule a public hearing. Owner/Applicant Kitterydom, LLC requests consideration to develop a two-unit commercial building on a 19.58 vacant lot located at 450 U.S. Route 1 (Tax Map 61 Lot 28) in the Mixed Use (MU) Zone. Agent is Paul Avery, Oak Consulting Group, LLC.

#### **ITEM 3 – 518 U.S. Route 1 – Major Subdivision Preliminary Plan Review – Completeness Review**

Action: Accept or deny application; Schedule a public hearing. Owner, Landmark Properties, LTD, and applicant, Mike Arata, requests consideration of a 14-unit subdivision within two existing structures located at 518 U.S. Route 1 in the Mixed Use (MU) Zone. Agent is Tom Harmon, Civil Consultants.

#### **ITEM 4 – 24 Goodwin Road – Shoreland Development Plan Review**

Action: Accept or deny application. Approve or deny plan. Owner/applicant Greg and Laurie Smith request consideration to demolish and reconstruct a nonconforming structure in an expanded footprint, and construct a new carport and storage shed within the 100-foot setback located at 24 Goodwin Road (Tax Map 58 Lot 19) in the Shoreland Overlay (SH-OZ-250') and Residential – Rural Conservation (R-RLC) Zones. Agent is Tom Emerson, Studio B-E.

#### **ITEM 5 – 74 State Road – Sketch Plan Review**

Action: Accept or deny application. Approve or deny sketch plan. Owner, PB 'R' Us, and applicant, Christopher Baudo requests consideration of a mixed use building consisting of business offices and residential units, located at 74 State Road (Tax Map 8 Lot 41A) in the Business Local (B-L) Zone.

#### **ITEM 6 - 519 U.S. Route 1 – Sketch Plan Review**

Action: Accept or deny application. Approve or deny sketch plan. Owner/applicant Michael Estes requests consideration of plans to develop a mixed use facility consisting of business, storage and residential uses located at 519 US Route 1 (Tax Map 67 Lot 4) in the Mixed Use (MU), Residential – Rural (R-RL), Shoreland Overlay (SH-OZ-250') and Resource Protection Overlay (OZ-RP) Zones. Agent is Ken Wood, Attar Engineering, Inc.

#### **ITEM 7 – Board Member Items / Discussion; TBD**

#### **ITEM 8 – Town Planner Items; TBD**

#### **ADJOURNMENT - (by 10:00 PM unless extended by motion and vote)**

NOTE: ACTION LISTED IN ABOVE AGENDA ITEMS IS FOR REFERENCE ONLY AND THE BOARD MAY DETERMINE A DIFFERENT ACTION. DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED TOWN PLANNING BOARD MEETING. TO REQUEST A REASONABLE ACCOMMODATION FOR THIS MEETING CONTACT STAFF AT (207) 475-1323.